

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- October 12, 1966

Appeal No. 8960 235 E. 29th Corporation, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on October 17, 1966.

EFFECTIVE DATE OF ORDER - April 11, 1967

ORDERED:

That the appeal for permission to establish a parking lot for five years at 1214 N Street, NW., lot 835, square 281, be partially granted conditionally.

FINDINGS OF FACT:

- (1) Appellant's property is located in an R-5-C District.
- (2) The Board inspected the property on October 11, 1966 and found a vacant, unpaved lot filled with rubble from a demolished building.
- (3) The lot will be used for all-day parking of automobiles. An attendant from an existing lot at 13th Street will be available.
- (4) The Department of Highways and Traffic offers no objection to the granting of this appeal stating that that Department has been informed that the lot will be used for all-day parkers in conjunction with another lot in the same square. In addition, the report states: "Ingress and egress to this lot will be entirely from the alley. No driveways will be built on the N Street end of this lot.
"Therefore since no disruption of N Street traffic will be created by backing of vehicles from the proposed lot onto N Street, the Department does not object."
- (5) No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that the establishment of the parking lot will not create any dangerous or otherwise objectionable traffic conditions, that the present character and future development of the neighborhood will not be adversely affected, and that the lot is reasonably necessary and convenient to other uses in the vicinity.

This Order shall be subject to the following conditions:

- (a) There shall be no ingress or egress to this lot from N Street.
- (b) Permit shall issue for a period of one year, but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.
- (c) All areas devoted to driveways, access lanes and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- (d) An eight (8) inch coping, where necessary, shall be erected and maintained along each side of all driveways to protect the public space.
- (e) Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
- (f) No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- (g) All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.

- (h) No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structures are otherwise permitted in the zoning district in which the parking lot is located.
- (i) Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.

The occupancy permit shall not issue until all conditions of this Order have been met and complied with.